

## **NARRATIVE STATEMENT**

Apollo Developers, LLC respectfully requests this primary plat and overall development plan approval for the 50.5 acres± located on the east side of Union Street north of 161<sup>st</sup> Street. The existing zoning of the subject property is the Springwater Planned Unit Development (PUD) District Ordinance 2112-29, as adopted by the City Council on February 8, 2022.

The proposed subdivision is consistent with the approved Springwater PUD District Ordinance and consists of ninety (32) townhomes, (25) cottages, and (33) villas, along with 16 acres± of open space. The overall development plan fits with the wooded area and incorporates the unique buffer standards to the adjacent property owners, as set forth in the applicable ordinance.